

## **BERRICK SALOME PARISH COUNCIL EGM Minutes**

The meeting of the Berrick Salome Parish Council was held in the Berrick and Roke Village Hall on 8<sup>th</sup> April 2024.

### **Present:**

Andy Batt [AB] (Chair)

Craig Tribe [CT] (Responsible Financial Officer)

Mike Craven-Todd [MCT] (Councillor)

Jim Whitworth [JW] (Councillor)

Julian Fox [JF] (Parish Clerk)

David Turner (SODC Councillor) attended but did not take part in any of the discussions.

### **1. Absent**

Cllr David Bridgland

### **2. Declarations of interest regarding items on the agenda**

None

### **3. Planning Application [P24/S1015/FUL](#) Little Acre, Roke** Change of use from existing detached outbuilding to dwelling.

The above link to the SODC site with the application details and plans had been circulated to residents prior to the meeting for comment.

AB asked the applicant to address the Council about the application.

The applicant provided his reasons for the application. He explained that the intention was to re-model the inside of the existing outbuilding for their residence and to then sell the Little Acre main dwelling. This would not entail any changes to the external size or appearance of the existing outbuilding.

AB then opened the floor to comment from assembled residents.

Various residents took the opportunity to speak, raising the following concerns:

- Allowing such an application would set a precedent that could be used by others changing the use of land and then developing outbuildings that end up as dwellings and lead to development of the open land which stretches behind all the properties along the Roke road and outside the settlement boundary agreed as part of the Neighbourhood Plan.
- The sewage system in the village has and continues to experience difficulties affecting residents further along the Roke pipe and therefore no further additions should be accepted until such time as the system can be demonstrated as adequate.
- The position of the outbuilding was considered to be in contravention of the 30 metre rule in the Neighbourhood Plan when related to the properties of Landkey and Red Roke.
- The unadopted lane access, currently only servicing one dwelling, would be used by additional vehicles. The lane is a loose surface and would be noisy to the dwellings on either side.

- There was a perception that the various applications made over the years were all linked to use the system to develop or at least achieve the ability to develop.

Once the public participation had finished AB stated that he had received a number of responses to the application from residents. The majority were objections but there was one who had written to say they wouldn't object. The objections centred predominantly around the following subjects which had already been aired by those present.

- The settlement boundary
- Development behind the Roke housing line.
- The sewage situation
- Lane access

Parish Councillors then discussed the application.

JW said:

- Although the planning site was in Flood Zone 1 it was in high risk area for surface water
- The proposed development was approximately 30-31 metres from the existing dwellings.
- The increased access lane usage would add to the noise suffered by the neighbouring properties.
- The additional sewage use could cause a problem to the already struggling system.

CT said:

- An investigation by SODC to whether the existing outbuilding was within the curtilage of the main Little Acre dwelling had found that it was.
- That the outbuilding had been a permitted development, without a planning application, as it was incidental to the main dwelling and was not to be used as a dwelling house. It was possible that if an application for a dwelling had been made at that time it would not have been granted.
- Berrick Salome Parish Neighbourhood Plan policy BER2 Design – the proposed dwelling does not meet the criteria of being in keeping with local dwellings. The design has more of a look of a holiday let and he raised concerns that there may be later applications to extend which would be easier if this initial application for a change of use was granted.

JW raised the question of Infill requirements and CT agreed it could not be classed as an infill because of its position.

CT advised SOLP H16 3iii 'Development would not extend the built limits of the settlement' would be another aspect that in his opinion would apply to this proposal

JW queried whether H16 3i Privacy would also be relevant. CT's view was no because it was not overlooking other residents properties directly.

CT suggested that the PC should request a restriction that the building not be used as a holiday let at any time if SODC decided to grant the application.

MCT said that he had nothing further to add to the discussion.

AB stated that there were concerns over the application that had been well covered by the discussions and thanked everyone for their input. He asked the councillors to state their proposed response.

**The councillors decided that there should be a Parish Council objection to this application with the addition of a request for restrictions to be placed on the building's future use if the application was granted by SODC.**

- 4. To consider any other matters the Chair deems urgent**  
None.
- 5. Date of next meeting**  
Parish Council Meeting Thursday 9<sup>th</sup> May 2024 after the Annual Village Meeting

Signed: *Andy Batt*

Date: 11/07/24